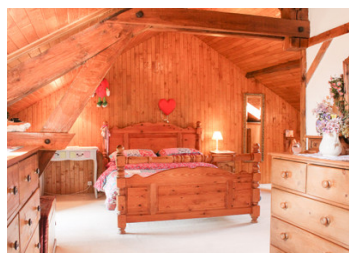


A beautiful 3 bedroom stone house with lots of character in peaceful rural surroundings near to amenities.



## INFORMATION

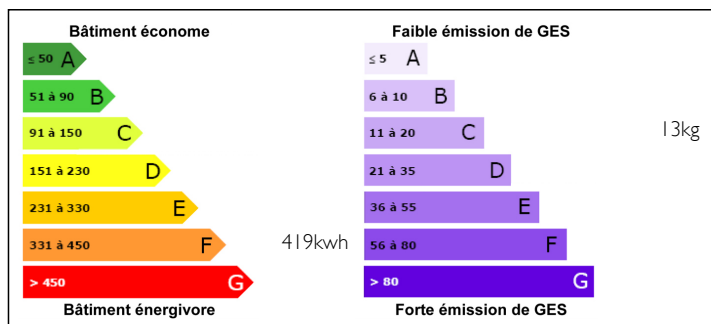
Town:	Bussière-Galant
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	7730 m2



## IN BRIEF

Set in a large garden this attractive traditional house oozes charm. The inside has been lovingly renovated to a high standard retaining lots of original features. It offers great living accommodation and a great lifestyle outside with superb covered outdoor kitchen at the back taking advantage of the long garden with lawns and mature orchard.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 510 EUR**

**Taxe habitation: 490 EUR**

## NOTES

## DESCRIPTION

Under offer awaiting compromis de vente! Through the front door you enter into a magnificent double height living area (42 sqm) with lots of character beams and a wood burner and wide double doors with glazed full length panels either side flooding the space with light from the front aspect. From this room a hallway with a salle d'eau (3 sqm) one side and a utility/washroom on the other leads to a doorway leads through to spacious bright and airy open plan living/dining/kitchen (45 sqm) with wood burner, there are stairs to a master bedroom and a door leading to an outdoor kitchen at the rear. A further staircase in the main salon leads to 2 further bedrooms on the opposite side of the house both of a good size (11 sqm each) with one having extra space into the eaves.

The master bedroom (20 sqm) is a large characterful room in an L-shape to take in the en-suite (5 sqm). All the work carried out is to a high standard with much care and thought given to the feel of the house.

At the back of the house is a beautiful covered outdoor kitchen to take maximum advantage of the outdoor lifestyle. There is an above ground pool measuring 9x3m perfect for the hot summer days set on a paved area with pool shed. There is also a large wood shed to store the fuel for wood burners for cosy days...